

Single Family Residential Development Standards					December 11, 2006			
City of Alamo Heights					Attachment B			
Lot Width	SF - A				SF - B			
	50 ft. or Under	Greater than 50 ft. to 65	Greater than 65 ft. to 75 ft.	Greater than 75 ft.	50 ft. or Under	Greater than 50 ft. to 65 ft.	Greater than 65 ft. to 75	Greater than 75 ft.
<b>LOT STANDARDS</b>								
Min. Lot Size (Area)	NA	8,400 sf	8,400 sf	8,400 sf	7,500 sf	7,500 sf	7,500 sf	7,500 sf
Min. Lot Width	NA	60 ft.	60 ft.	60 ft.	50 ft.	50 ft.	50 ft.	50 ft.
<b>SETBACKS AND ARTICULATION</b>								
<b>FRONT YARD SETBACKS</b>								
Min. Front Yard Setback	30 ft.	30 ft.	30 ft.	30 ft.	25 ft.	25 ft.	25 ft.	25 ft.
Encroachment permitted in setback for unenclosed roofed front porches up to 15 ft. in height. Qualifying porches must be at least 6 ft. deep and be at least half as wide as the front façade	4 ft.	4 ft.	4 ft.	4 ft.	4 ft.	4 ft.	4 ft.	4 ft.
<b>FRONT ARTICULATION - MAIN STRUCTURE</b>								
Max. Exterior Front Wall Plane Width Without a Minimum of a 5 ft. Offset	30 ft.	30 ft.	35 ft.	40	30 ft.	30 ft.	30 ft.	40
<b>SIDE YARD SETBACKS</b>								
Min. Side Yard Total Setback as % of Lot Width - Main Structure	25%*	25%*	25%*	25% with 30 ft. cap	25%*	25%*	25%*	25% with 30 ft. cap
*Or sum of driveway and non-driveway side yard setbacks, whichever is greater								
Min. Side Yard Setback, Driveway Side - Main Structure	10 ft.	10 ft.	15 ft.	15 ft.	10 ft.	10 ft.	15 ft.	15 ft.
Min. Side Yard Setback, Non-Driveway Side - Main Structure	6 ft.	6 ft.	6 ft.	6 ft.	6 ft.	6 ft.	6 ft.	6 ft.
Accessory structure	3 ft.	3 ft.	5 ft.	5 ft.	3 ft.	3 ft.	5 ft.	5 ft.
Min. Distance from Property Line or Fence - Air Conditioning Units	3 ft.	3 ft.	3 ft.	3 ft.	3 ft.	3 ft.	3 ft.	3 ft.
Air conditioning units must be located as close as possible to a main or accessory structure.								
<b>SIDE ARTICULATION - MAIN STRUCTURE</b>								
Max. Exterior Side Wall Plane Length Without a Minimum of a 3 ft. Offset	30 ft.	30 ft.	35 ft.	40 ft.	30 ft.	30 ft.	35 ft.	40 ft.
<b>REAR YARD SETBACKS</b>								
Min. Rear Yard Setback - Main Structure**	30 ft.	30 ft.	35 ft.	35 ft.	30 ft.	30 ft.	35 ft.	35 ft.
Min. Setback of Detached Garage from Main Structure	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Min. Rear Yard Setback - Accessory Structure	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.
Min. Rear Yard Setback - Garages entered perpendicularly from an alley OR FROM CORNER LOT	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
** For purposes of calculating rear yard setbacks for the main structure, a covered breezeway attached to both the accessory and main structures shall not be considered part of the main structure. The breezeway must be no more than 6 ft. wide and 10 ft. tall, must be unenclosed, must be unscreened and must be free of any obstacles at ground level, excluding structural posts of the breezeway.								
Min. Distance from Property Line or Fence - Air Conditioning Units	3 ft.	3 ft.	3 ft.	3 ft.	3 ft.	3 ft.	3 ft.	3 ft.
Air conditioning units must be located as close as possible to a main or accessory structure.								
<b>LOT COVERAGE</b>								
Max. Lot Coverage (All Structures)	35%*	35%*	35%*	35%*	35%*	35%*	35%*	35%*
Max. Lot Coverage if the front 50% of the original structure is conserved in height, setbacks and massing	38%**	35%**	35%**	N/A	38%**	38%**	38%**	N/A
Floor Area Ratio (FAR)	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53
Lot coverage is defined as the percentage of the total lot area covered by a roof, floor or other buildings excepting roof eaves. Coverage is measured to the outside faces of exterior walls or to the omitted wall lines, at any height, whichever produces the largest area. Carports, sheds, side and rear porches, covered pedestrian walkways, breezeways, arbors, gazebos and covered patios are included in lot coverage calculations.								
Floor Area Ratio is defined as the ratio of the total above ground floor area of all structures on a site to the total square footage of a lot.								
*Excludes unenclosed roofed front porches up to 15 ft. in height and free-standing entryway arbors with open-air lattice framework under 50 SF in area and 8 ft. in height.								
**Special Exception: The Board of Adjustment may grant less than 50% conservation if based on structural or other mitigating factors.								
Max. Impervious Surface (Bldgs. & Paving) in Front Yard Setback	30%	30%	30%	30%	30%	30%	30%	30%

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<b>HEIGHT</b>								
<b>MAIN STRUCTURE - FIRST 15 FT.</b>								
Max. Building Height - Sloping Roof to Top of Ridge	24 ft.*	28 ft.*	30 ft.	<u>35 ft.</u>	24 ft.*	24 ft.*	24 ft.	24 ft.
Max. Building Height - Flat Roof to Top of Parapet	22 ft.*	25 ft.*	28 ft.	28 ft.	22 ft.*	22 ft.*	22 ft.	22 ft.
<b>MAIN STRUCTURE - BEYOND FIRST 15 FT.</b>								
Max. Building Height - Sloping Roof to Top of Ridge	28 ft.*	30 ft.*	32 ft.	<u>35 ft.</u>	28 ft.*	28 ft.*	28 ft.	28 ft.
Max. Building Height - Flat Roof to Top of Parapet	25 ft.*	26 ft.*	28 ft.	28 ft.	25 ft.*	25 ft.*	25 ft.	25 ft.
*Exception: If a 3 ft. pier/beam foundation is provided, sloping or flat roof height may increase by 2 ft.								
<b>HEIGHT LOOMING STANDARD FOR MAIN STRUCTURE - ANY LOT DEPTH</b>								
Max. Side Wall Plate Height as Ratio of Side Setback	2 x Setback*	2 x Setback*	2 x Setback*	2 x Setback*	2 x Setback*	2 x Setback*	2 x Setback*	2 x Setback*
*Exception: The first 6 ft. of wall plate below the ridge of a side gable roof.								
<b>TOTAL HEIGHT OF ACCESSORY STRUCTURE - ANY LOT DEPTH</b>								
Max. Building Height - Sloping Roof to Top of Ridge	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Max. Wall Plate Height for Sloping Roof at Side or Rear Setback	14 ft.	14 ft.	14 ft.	14 ft.	14 ft.	14 ft.	14 ft.	14 ft.
Max. Building Height - Flat Roof to Top of Parapet	14 ft.	14 ft.	14 ft.	14 ft.	14 ft.	14 ft.	14 ft.	14 ft.
<b>HEIGHT MEASURED</b>								
A. For lots that slope less than 10% from the front property line to the rear property line, height shall be measured from the existing ground elevation established by the average elevation of the highest and lowest ground elevation points around the structure's entire foundation.								
B. For lots that slope 10% or more from the front property line to the rear property line, height shall be measured along the existing continuous grade with no wall exceeding the permitted height at any point within the lot								
C. Chimneys and other permitted items in Appendix A, Section 11 are excluded from height calculations								
<b>DORMERS</b>								
Min. Inset - As measured from the exterior wall face of the story below - All Structures	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.
Max. % of Roof Slope Area Covered by Dormers - Main Structure	40%	40%	40%	40%	40%	40%	40%	40%
Max. % of Roof Slope Area Covered by Dormers - Accessory Structure	50%	50%	50%	50%	50%	50%	50%	50%
<b>PARKING</b>								
Min. Covered Parking Spaces – Detached Rear Garage or Carport	2 spaces	2 spaces	2 spaces <sup>b</sup>	2 spaces <sup>c</sup>	2 spaces	2 spaces	2 spaces	2 spaces <sup>c</sup>
Circular Driveways and Parking Pads in Front Setback	Not permitted	Not permitted	Permitted	Permitted	Not permitted	Not permitted	Not Permitted	Permitted
Driveway - Max. width in front yard setback **	10 ft.	10 ft.	10 ft.	14 ft	10 ft.	10 ft.	10 ft.	14 ft
Curb Cut and Driveway Apron - max. width	12 ft.	12 ft.	12 ft.	14 ft	12 ft.	12 ft.	12 ft.	14 ft
Each parking space shall be a minimum 18 ft. x 9 ft. clear dimension.								
** The maximum curb cut on the side yard of a corner lot may be 24 ft. for garages accessed from the side street.								
<sup>a</sup> Existing standards do not require parking spaces to be provided in a detached rear garage or carport.								
<sup>b</sup> Exception: On SF-A lots greater than 65 ft. in width, garages may be attached to the main structure, provided that they are located towards the rear, beyond the midpoint of the main structure and accessed from the side (garage door does not face the street.)								
<sup>c</sup> Exception: On lots greater than 75 ft. in width, garages may be attached to the main structure, provided that they are positioned a minimum of 18 ft. behind the primary front wall plane of the main structure. Attached garages meeting this standard may be accessed from the front, side or rear								